

INVESTIGATING THE TITLE

33

"Answers." The purchaser's solicitor puts his questions and requisitions on the left side and the vendor's solicitor puts his answers on the right hand side. At the end of the requisitions the purchaser's solicitor adds the date, his signature, and address, and that he is the "Purchaser's Solicitor."

On receipt of the requisitions, the vendor's solicitor makes a copy to keep and then proceeds to answer them, applying to his client for any information which may not be in his possession.

The vendor's answers can be very brief. Many of the questions can be answered "Yes" or "No"

(although some careful solicitors will put it: "The vendor says 'Yes/' or, "The vendor says 'No.'" or, "Not to the knowledge of the vendor").

To such questions as: "Is the property subject to any rights of way or other easement?" the usual answer given is "The vendor is not aware of any, but an inspection of the property will show."

The vendor's solicitor signs his name at the end of the answers, adding his address and the date, and that he is the "Vendor's Solicitor" and returns the requisitions and his answers to the purchaser's solicitor.

If, on perusal, the purchaser's solicitor is not

satisfied with the answers given to any requisitions or requires further information arising out of the answers, he prepares and sends the vendor's solicitor further requisitions to be answered, and in difficult cases this process may be repeated several times.

It should be understood that the purchaser's solicitor can only make further requisitions arising out of the vendor's answers and not raise any *fresh* requisitions unless the vendor's solicitor